



Boston Children's Hospital

brookline place

presentation to the
Brookline Place Design Advisory Team

August 26, 2014



Presentation Outline

- I. Introduction of DAT and Design Team
- II. Background and Zoning
- III. Some Key Planning and Design Issues
- IV. DAT Process and Meeting Schedule

I. Introduction of DAT and Design Team

Project Team

Owner

Boston Children's Hospital

Charles Weinstein, Esq.

Architect

Elkus Manfredi Architects

Sam Norod

Tim Talun

Attorneys

Goulston & Storrs

Marilyn L. Sticklor

Darren Baird

Kevin Renna

William Seuch

Civil Engineers

VHB/Vanasse Hangen Brustlin, Inc.

Mark Junghans

Sean M. Manning

Howard Moshier

Traffic Engineers

Howard/Stein-Hudson Associates, Inc.

Robbie Burgess

Skye Levin

Geotechnical/Environmental

Sanborn Head & Associates

Matthew DiPilato

Patricia Pinto

Landscape Architect

Mikyoung Kim Design

Mikyoung Kim

Bill Madden

Bryan Chou

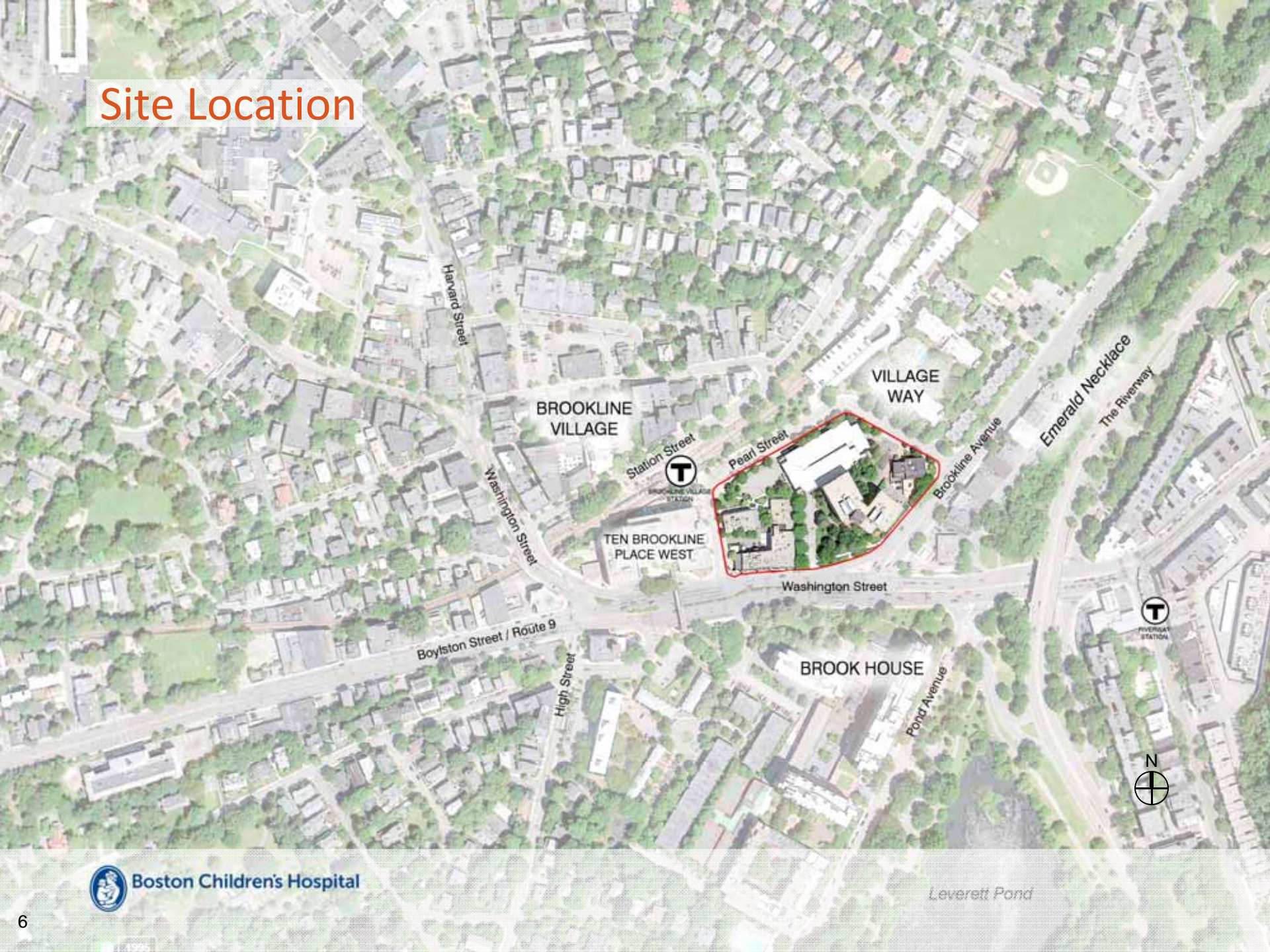
Development Consultant

Stantec Consulting

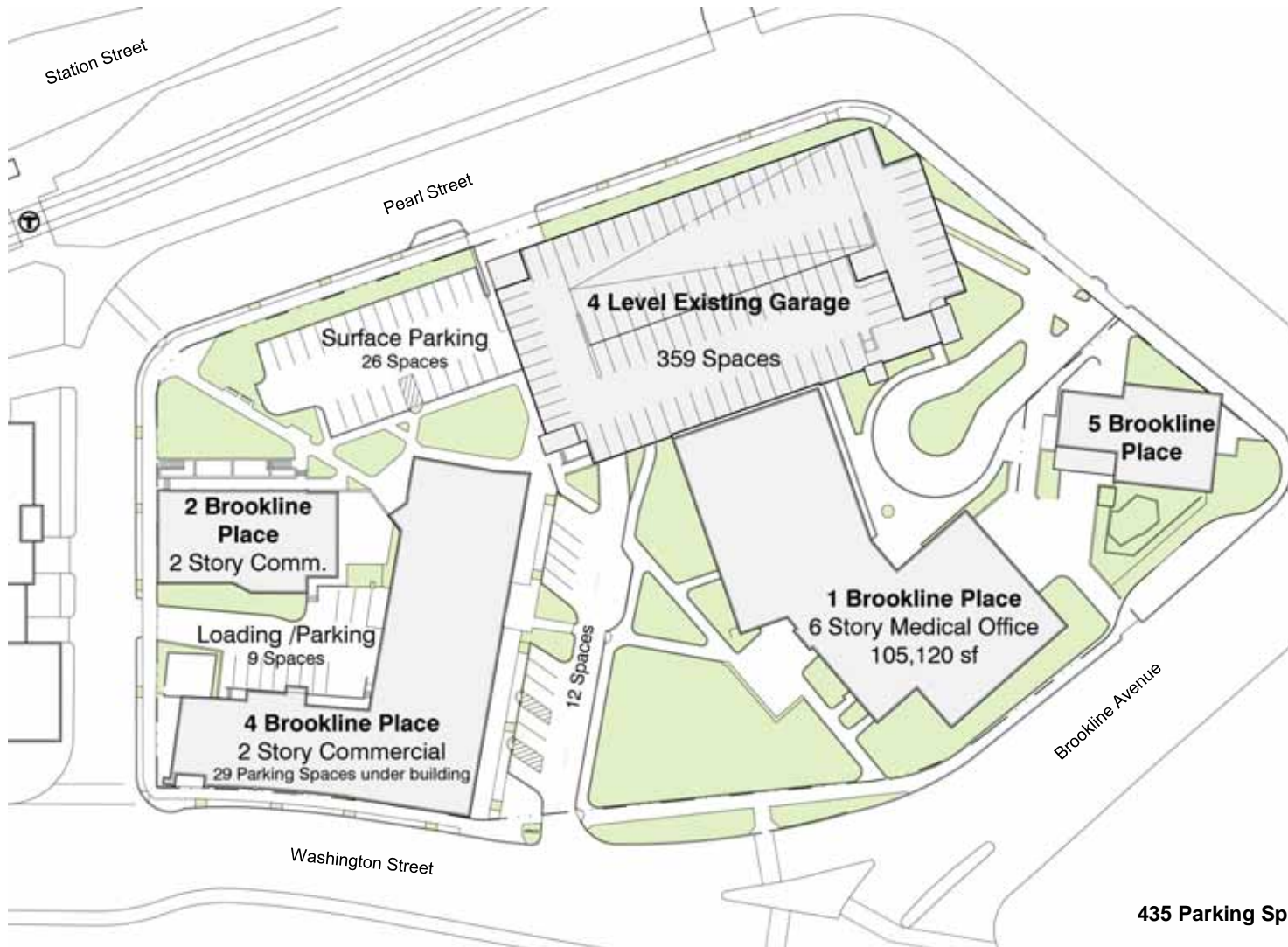
George Cole

II. Background and Zoning

Site Location



Existing Conditions



435 Parking Spaces on site

Gateway East Plan



2009 Scheme



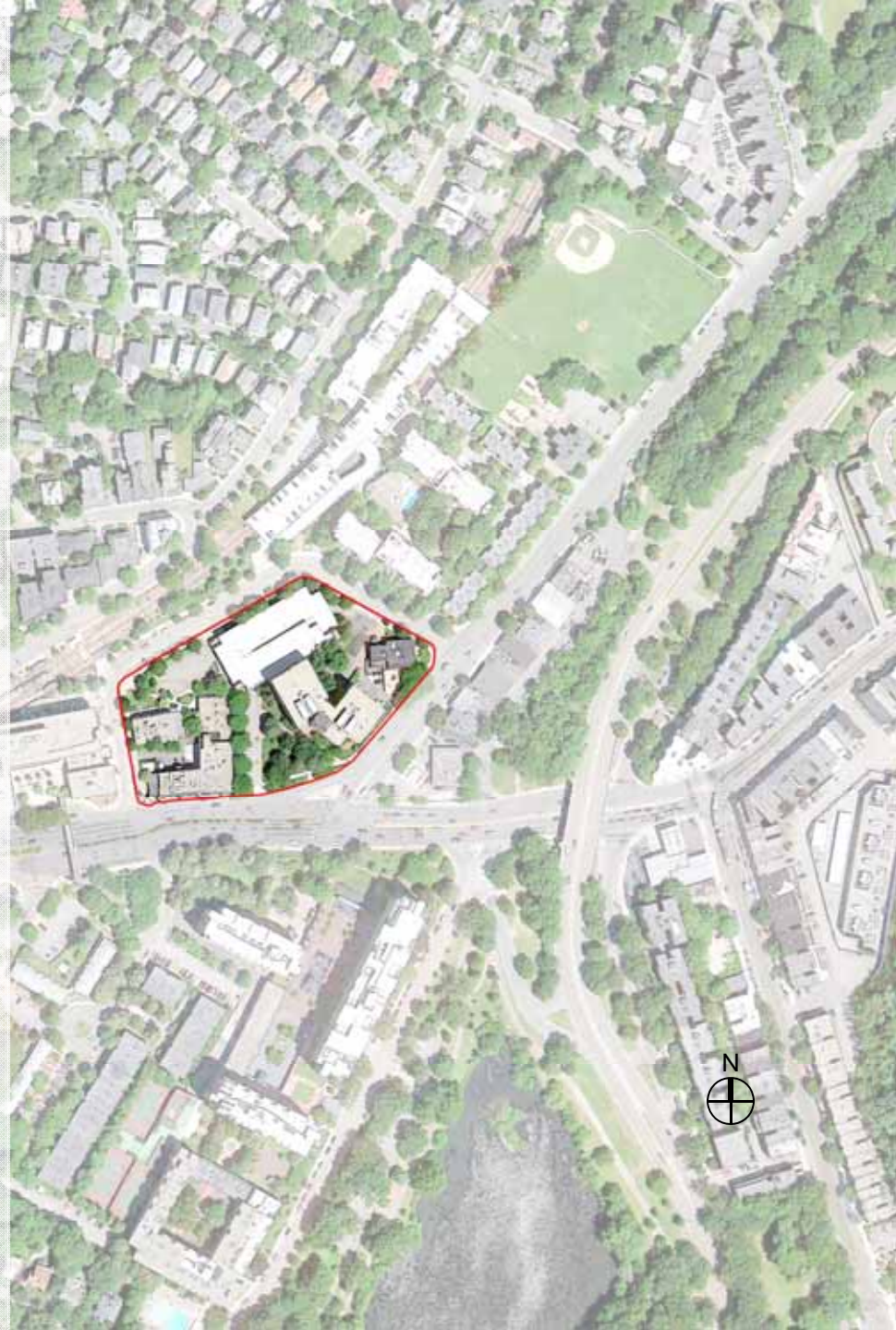
2009 Scheme



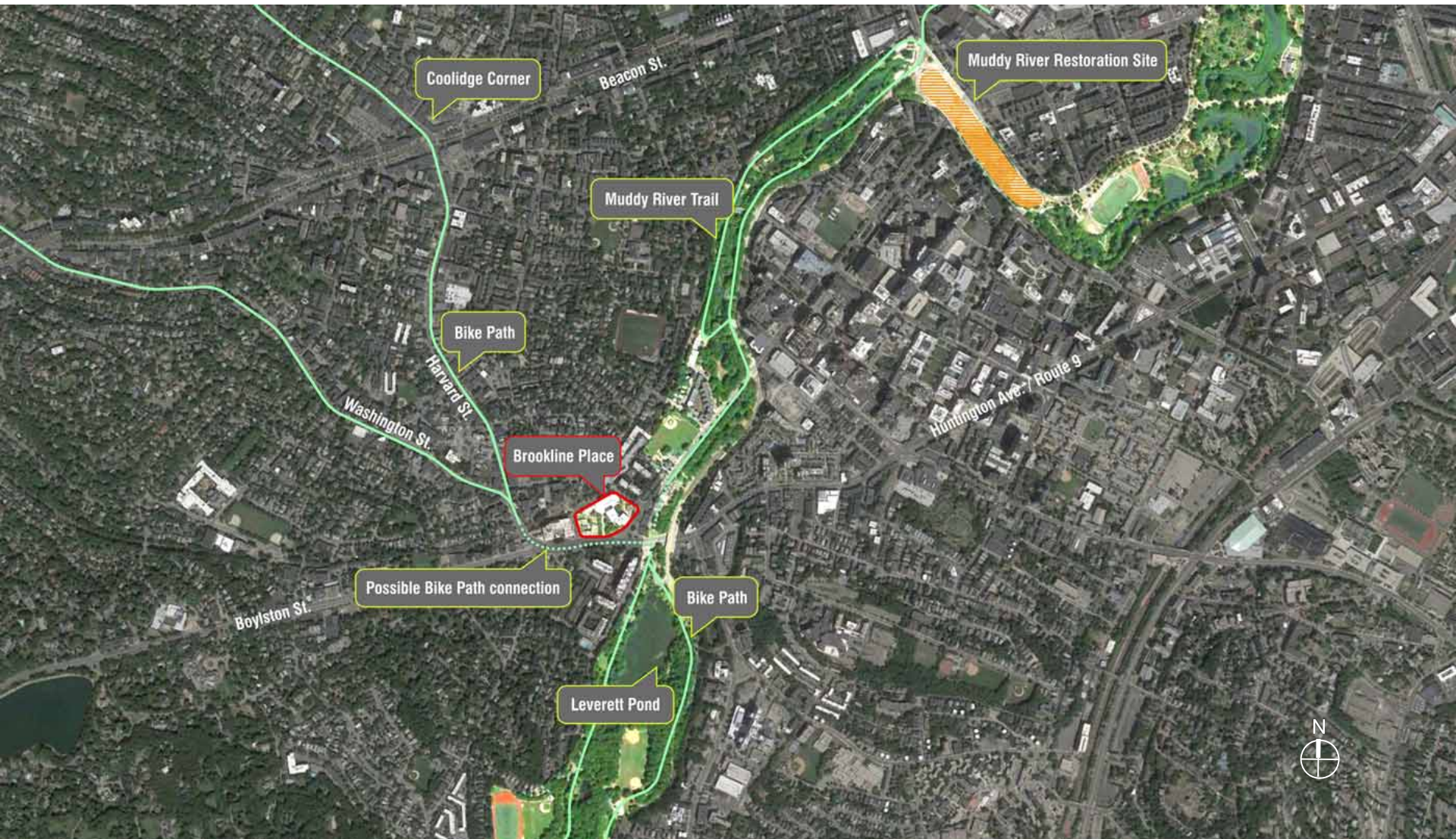
Tsoi/Kobus & Associates Architects

A New Approach

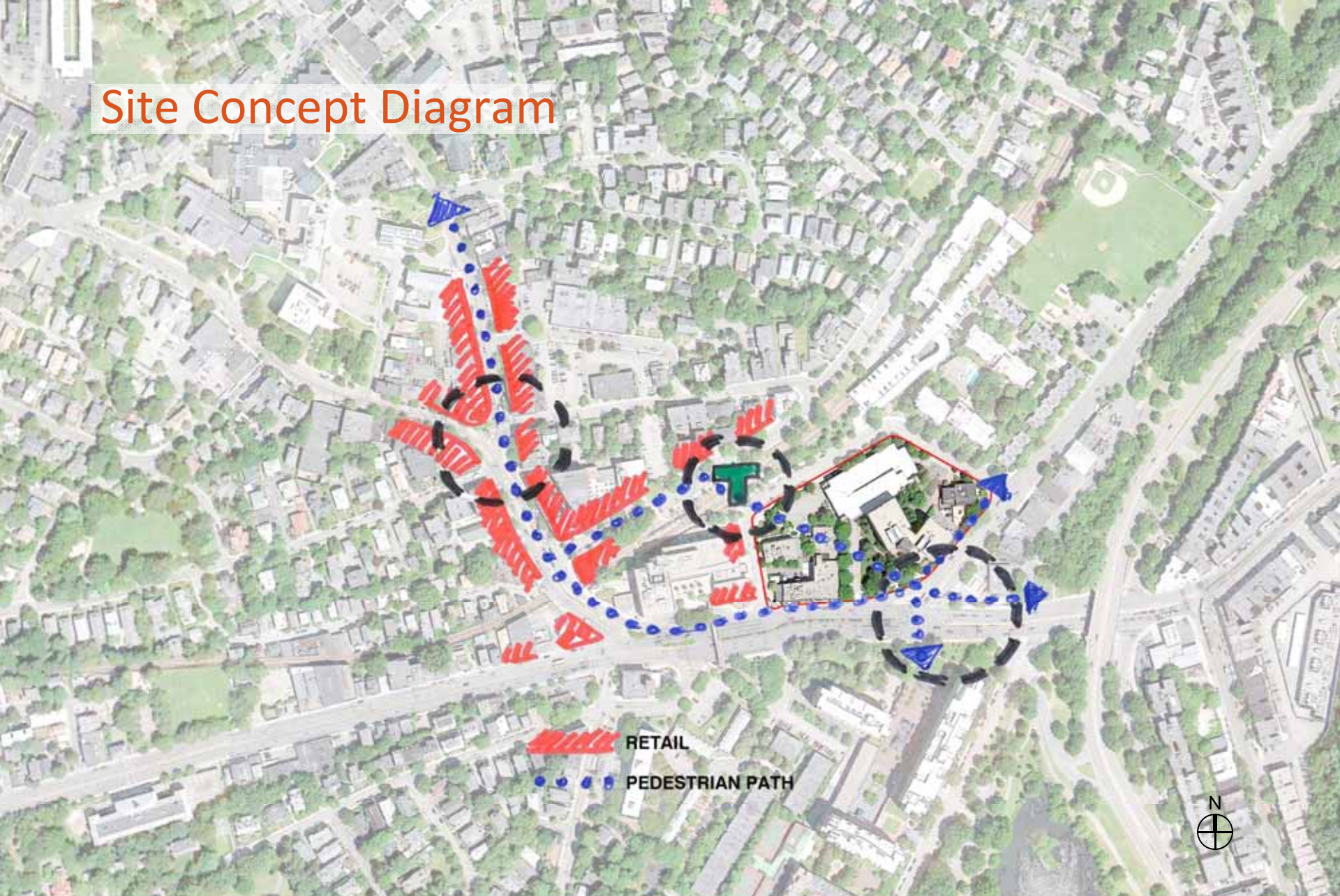
- Look at the overall site planning, not just 2-4 Brookline Place parcel
- New zoning allows parking above grade; limited to 683 built spaces for the entire GMR zone
- Reorientation of the public spaces towards Brookline Village and passage through the site to Route 9
- Massing broken into two buildings



Area Plan

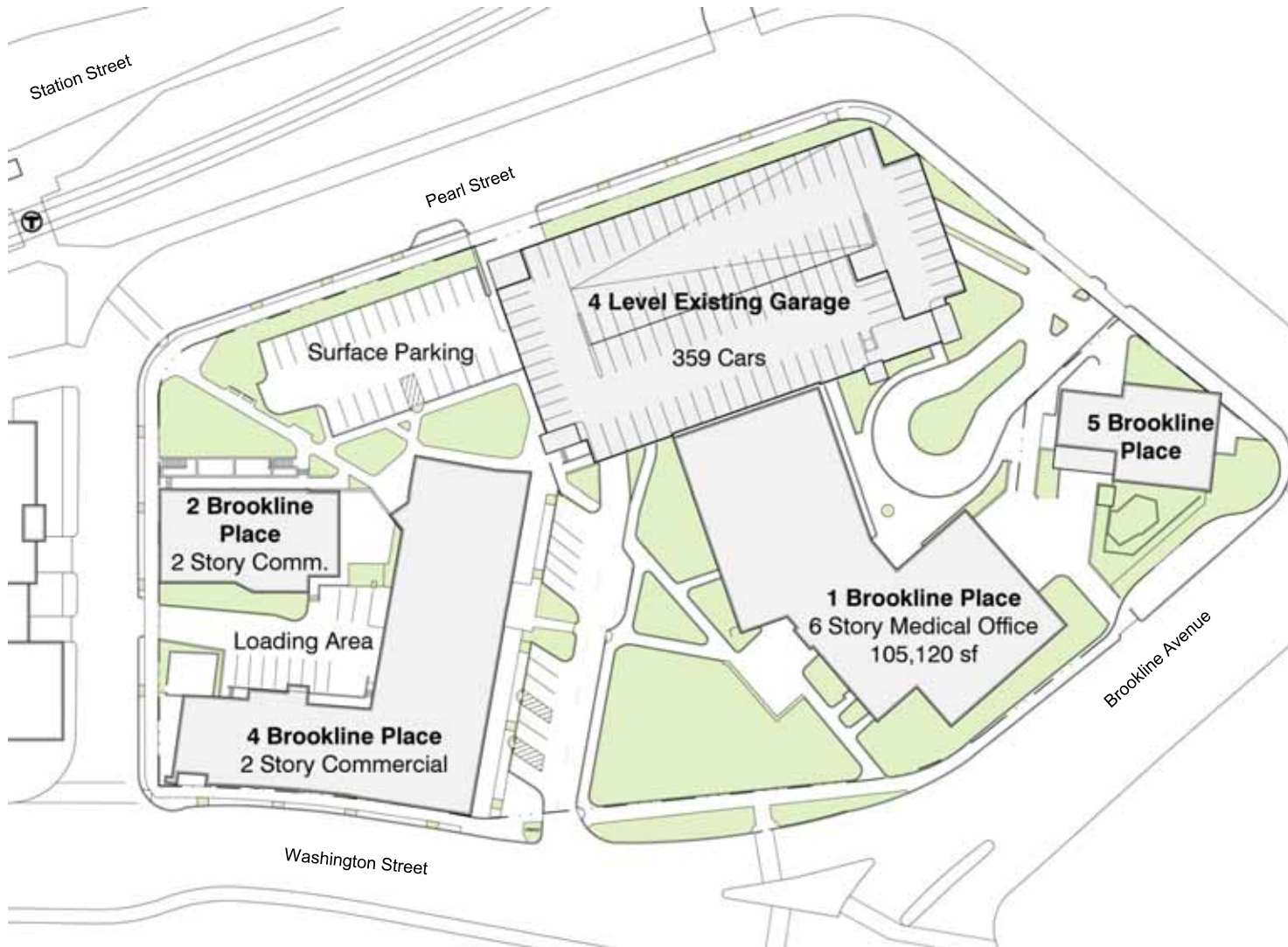


Site Concept Diagram



 RETAIL
 PEDESTRIAN PATH

Existing Conditions



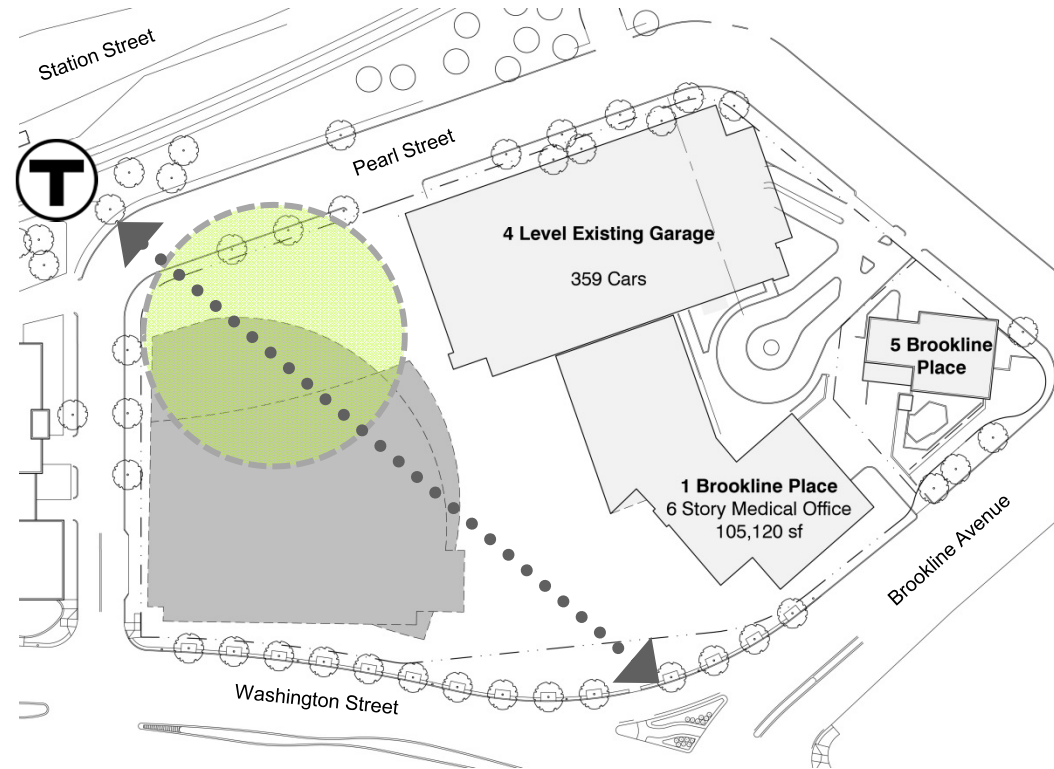
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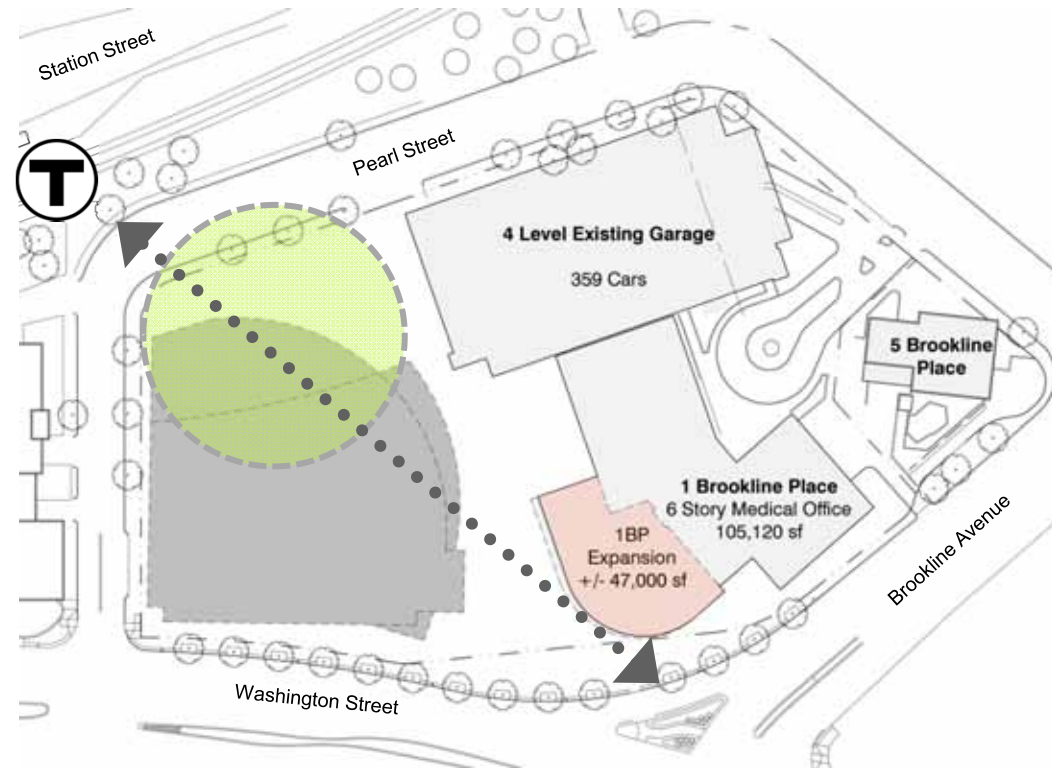
New Approach

- Direct pedestrian connection across site; enhanced green space facing Brookline Village T station



New Approach

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- Divide building mass into two smaller pieces:
 - New wing added to existing 1 Brookline Place



New Approach

- Direct pedestrian connection across site; enhanced green space facing Brookline Village T station
- Divide building mass into two smaller pieces:
 - New wing added to existing 1 Brookline Place
 - New 8 story office building oriented along Washington Street, pulled away from Station Street

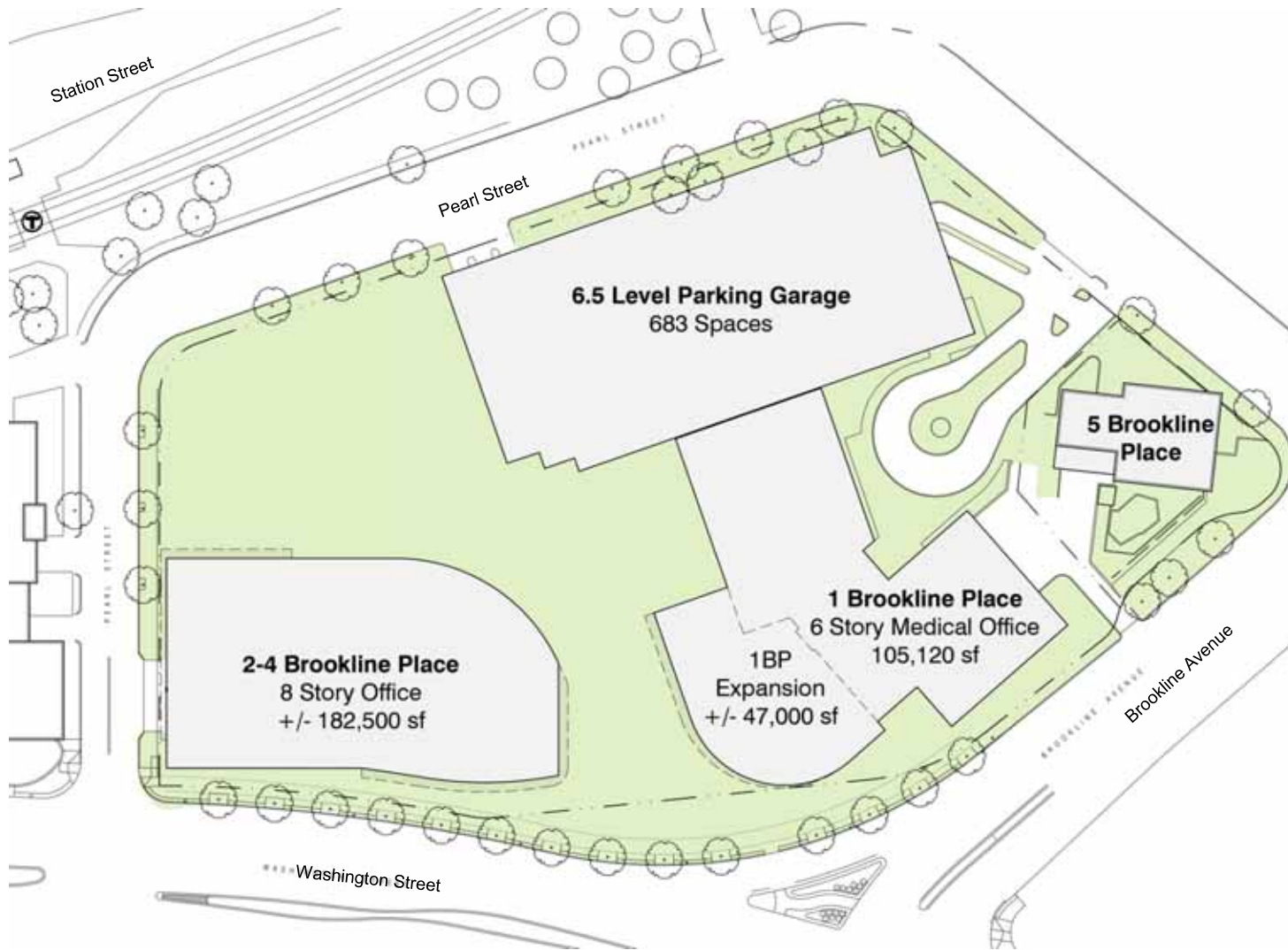


New Approach

- Direct pedestrian connection across site; enhanced green space facing Brookline Village T station
- Divide building mass into two smaller pieces:
 - New wing added to existing 1 Brookline Place
 - New 8 story office building oriented along Washington Street, pulled away from Station Street
- Replacement and expansion of existing garage to handle all parking; reduce overall parking count from previous scheme



New Approach

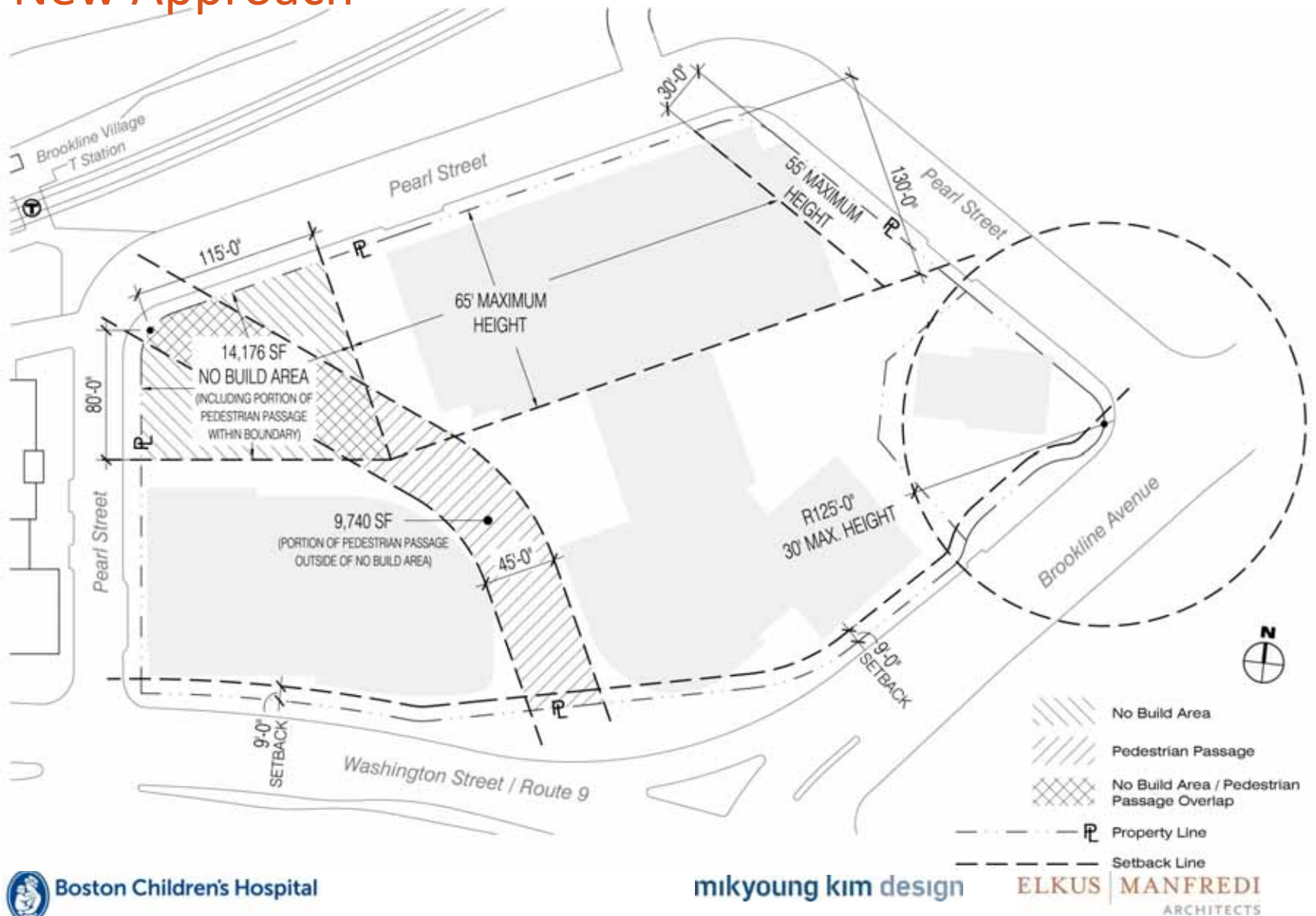


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New Approach



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View from Brook House (Floor 6)



View from 30-34 Station Street (Floor 3)



Landscape Diagram

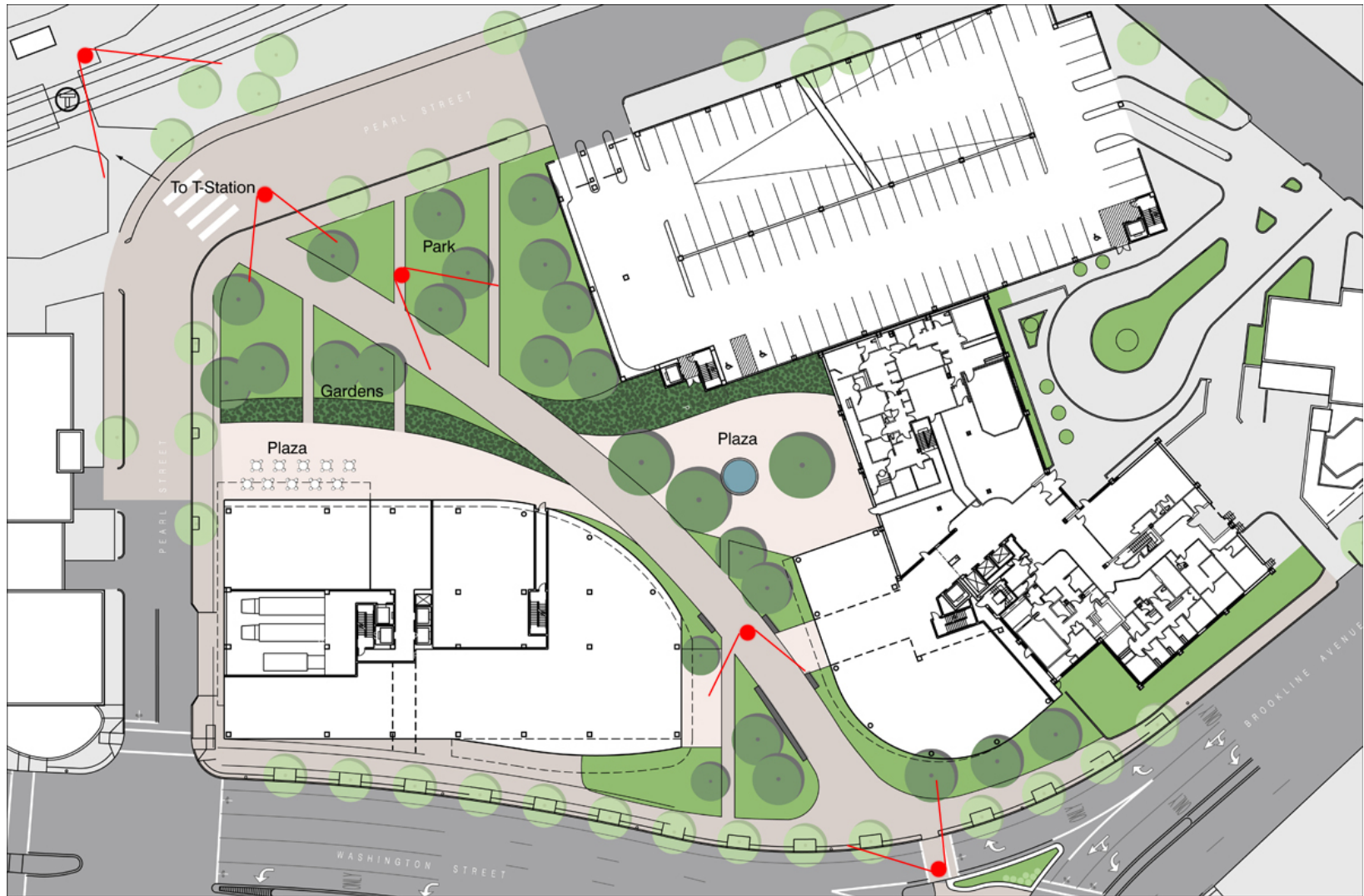


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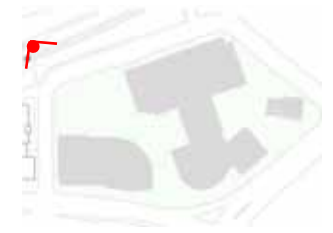
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Site Plan



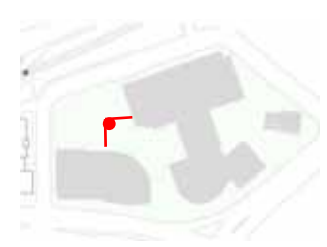
View from Brookline Village Station



View from Pearl Street



View of Plaza



To Washington Street / Route 9

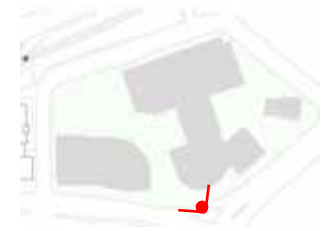


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From Washington Street / Route 9



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View down Washington Street



III. Some Key Planning and Design Issues

We believe in **human-oriented design** based on an understanding of the people that will live, work and play in and around the spaces we create, and which builds on the character and values of the Brookline community



Create lively, healthy, human-oriented spaces and buildings integrated into the Brookline community

Q: How can we make this place feel like a part of Brookline Village?

Brookline Village



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Context



Activate site through programming

Q: How do you want to use these spaces?

Q: How can we encourage active and diverse uses of the site through the day and evening?

Massing Diagram – View from Southeast



Massing Diagram – View from Northwest



Active Program



Community Events



Group Performances



Outdoor Markets



Food Truck Access



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Active Program



Public Art Opportunities



Waterplay

Passive Program



Garden Lounging



Strolling



Outdoor Cafe



Casual Gathering



Seating



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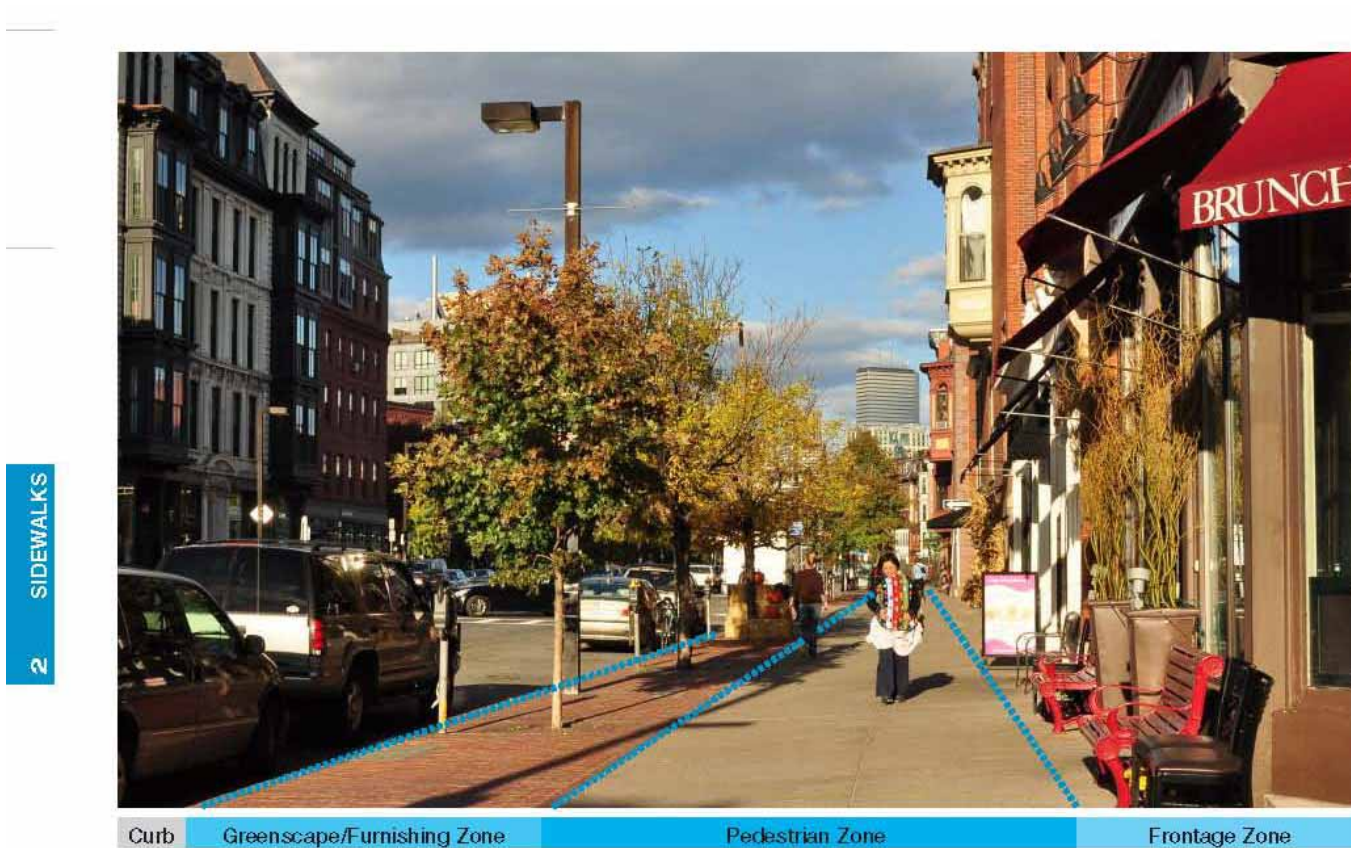
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Craft the pedestrian realm

Q: How should these buildings meet the ground (form, materiality and program)?

Q: What is the character of sidewalks?

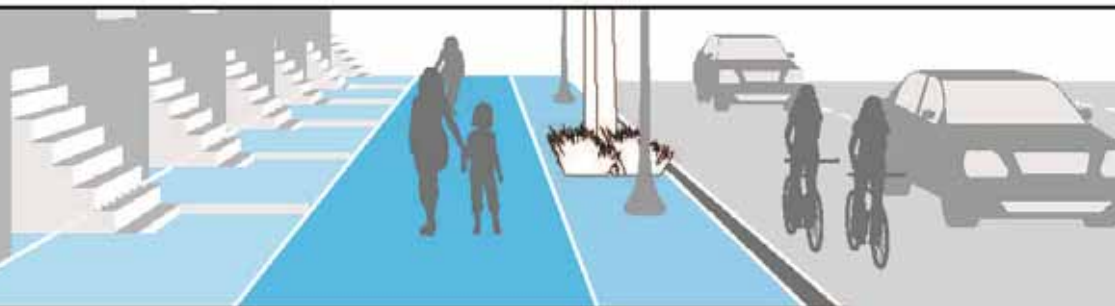
The pedestrian realm



Tremont Street, Boston
+/- 20'-0" WIDE

Sidewalks – Complete Streets

The width and design of sidewalks will vary depending on street typology, functional classification, and demand. Below are the City of Boston's preferred and minimum widths for each Sidewalk Zone by Street Type.



Street Type	Frontage Zone		Pedestrian Zone*		Greenscape/ Furnishing Zone		Curb Zone	Total Width	
	Preferred	Minimum	Preferred	Minimum	Preferred	Minimum		Preferred	Minimum
Downtown Commercial	2'	0'	12'	8'	6'	1'-6"	6"	20'-6"	10'
Downtown Mixed-Use	2'	0'	10'	8'	6'	1'-6"	6"	18'-6"	10'
Neighborhood Main	2'	0'	8'	5'	6'	1'-6"	6"	16'-6"	7'
Neighborhood Connector	2'	0'	8'	5' (4')*	5'	1'-6"	6"	15'-6"	7'
Neighborhood Residential	2'	0'	5'	5' (4')*	4'	1'-6"	6"	11'-6"	7'
Industrial Street	2'	0'	5'	5' (4')*	4'	1'-6"	6"	11'-6"	7'
Shared Street	2'	0'	Varies	5' (4')*	N/A	N/A	N/A	Varies	Varies
Parkway	N/A	N/A	6'	5'	10'	5'	6"	16'-6"	10'-6"
Boulevard	2'	0'	6'	5'	10'	5'	6"	18'-6"	11'-6"

Sidewalks



Brookline Village
+/- 10'-0" Wide



Beacon Street, Coolidge Corner
+/- 17'-0" Wide
(10' – 12' Typical)



Brookline Avenue at Dana Farber
+/- 25'-0" -31'-0" Wide (Varies)

Sidewalks



Huntington Ave at Prudential
+/- 31'-0" - 34'-0" Wide

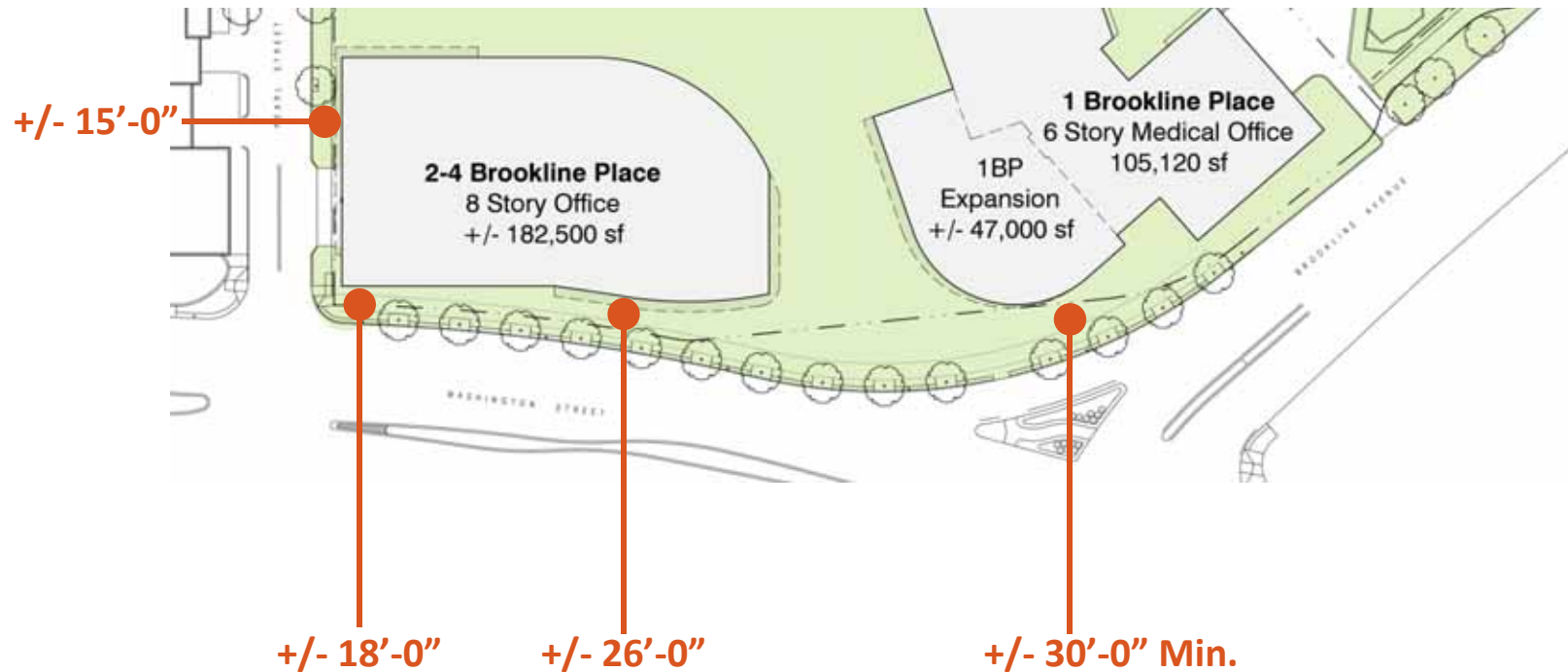


Main Street, Cambridge
+/- 20'-0" - 25'-0" Wide



Beacon Street, Brookline
+/- 30'-0" Wide
(15'-0" sidewalk)

Sidewalks – proposed widths



Create contextual, memorable and inspiring architecture

Q: What should the look and feel of the buildings be?

Q: Where are the opportunities?

Building Examples



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Building Examples



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Building Examples



Building Examples

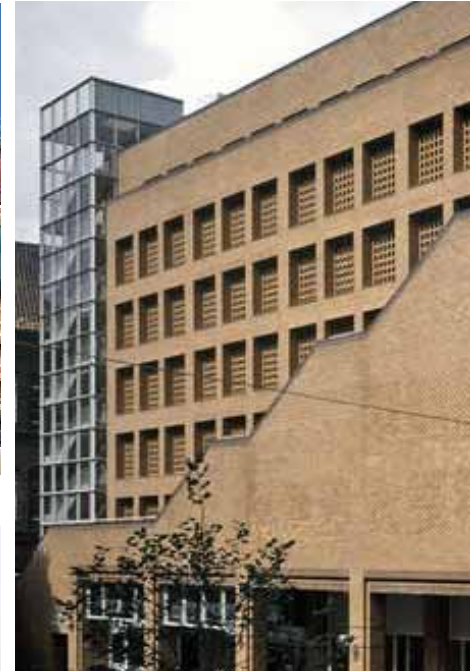


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Garage Examples

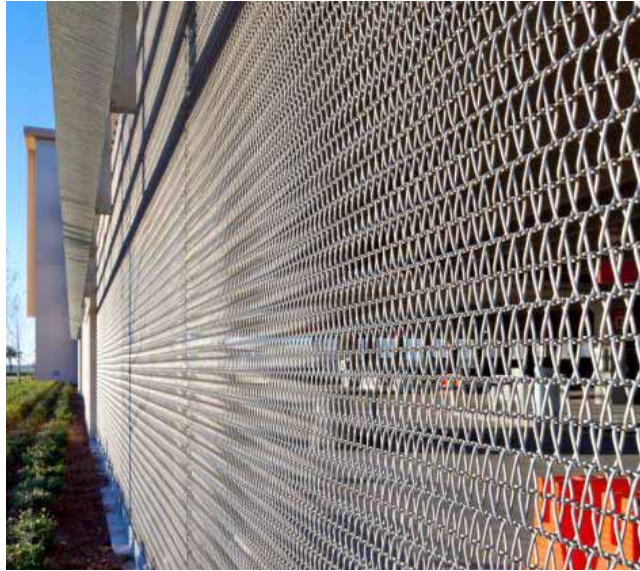


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Garage Examples



Garage Examples



Garage Examples



Perforated Metal Screen



Massing Diagram – View from Southeast



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Massing Diagram – View from Northwest



Minimize carbon footprint, maximize sustainability

Q: How can this project address Brookline's sustainability goals and plans to mitigate climate change?

17 Cambridge Center, Cambridge



150 Second Street, Cambridge



Bullitt Center, Seattle - Strategies



Visible stairway to encourage active use



Wastewater filtering



Bicycle Parking

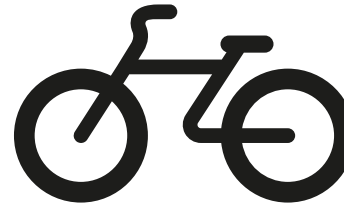
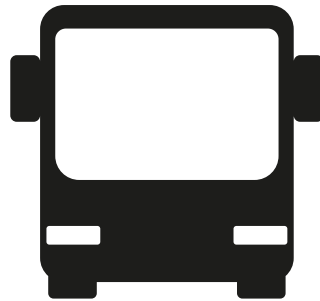
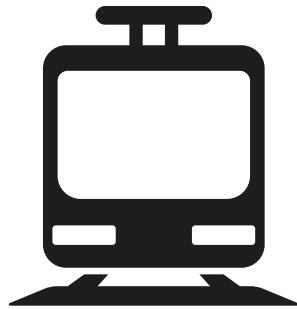


Encourage transportation alternatives

Q: What can we do to help you arrive by means other than a car?

Q: How can we create model bicycle parking facilities for employees, patients and visitors?

Transportation Alternatives



Bicycle Parking – Short Term



Bicycle Parking – Long Term



On site bicycle maintenance



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**Other design issues that the DAT
would like to address?**



IV. DAT Process and Schedule

Anticipated Project Schedule

Fall 2013	Initiation of planning for a new development scheme; Selectmen's Advisory Committee appointed
Spring 2014	Warrant for zoning change presented to Town Meeting for approval – Approved 170 to 9
3rd Qtr. 2014	Application for Special Permit filed with Town
1st Qtr. 2015	Special Permit issued by ZBA
2015-2016	Construction start on garage
2016-2017	New garage complete, construction start on buildings
2019	Construction complete

DAT Process and Schedule

- Type of Meetings
- Frequency of Meetings
 - Biweekly?
- Overall Process / Duration
- Other Ideas
- ***Next Meeting***

Discussion
